

Committee: Cabinet

Agenda Item

Date: 25 October 2012

11

Title: S106 sports funding Saffron Walden

Portfolio Holder: Cllr Barker and Cllr Chambers

Key decision: No

Summary

1. The Council has approved the residential development of land at Bell College, Saffron Walden under UTT/0385/08/FUL. As part of this approval a S106 legal obligation was entered into by the developers. This has provided, amongst other things, financial contributions which are intended to be used for 'the provision of formal open space and sports pitches in Saffron Walden'. The money can either be spent in the provision of new playing fields or for the improvement of existing playing fields. The distribution of the funds needs to be formulated in consultation with Sport England.
2. The District Council holds these funds (originally £315,836) from the developers and needs to ensure that they are spent in accordance with the legal agreement.
3. There has been considerable discussion over the years between UDC, Saffron Walden Town Council and Sport England.
4. Cabinet noted at its meeting on 2 August 2012 the allocation of a total of £251,100 leaving a total of some £64,736 unallocated.

Recommendation

5. That the allocation of £2,250 to the redevelopment of Caton's Lane Football pitches be approved.
6. That UDC request project proposals from Saffron Walden Town Council for the remaining £62,486 for approval by the Assistant Director Planning and Building Control in conjunction with the Assistant Chief Executive – Finance and Cllr Barker and Cllr Chambers as the relevant Portfolio Holders.

Financial Implications

7. The funding requested will be drawn from ring fenced funds available for this purpose. There are no other financial implications arising from this report.

Background Papers

None

Impact

8.

Communication/Consultation	The project has been developed following consultation with Saffron Walden Town Council and Sport England.
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	Improvements to Saffron Walden Shire and Castle.
Workforce/Workplace	None

Situation

9. The Council holds substantial funds currently totalling some £64,736 which are provided by the developers to mitigate the impact of the new development and to provide the necessary formal open space and sports pitches in Saffron Walden.
10. The distribution has been considered carefully and endorsed by the Town Council and Sport England.
11. While entering negotiations with SW TFC Junior Section, it transpires that they now need assistance from a technical expert to tender for this works. The Town Council have approached Wilby and Burnett, who have working on this site before, and have previous knowledge of the site. The additional funds requested are required to engage this company to prepare the tender and contract and oversee the works.

Conclusion

13. The project has already been approved and the additional allocation will provide resources to engage the necessary professional expertise. The proposal is considered to have beneficial characteristics and will meet the tests of the S106 agreement and would provide viable and demonstrable benefits to the residents of the area.

Risk Analysis

14.

Risk	Likelihood	Impact	Mitigating actions
Design and further investigation work on projects may reveal scheme is not feasible/viable.	2 Sites are constrained by limited area or distance to services; depends on multi agency support and approval.	3 Scope may need to be reviewed.	A detailed submission has been received based on estimates of the work.
Requested funding may be insufficient to ensure delivery.	1 Estimates based on information provided by bidders.	3 Schemes may need to be scaled back.	A detailed submission has been received based on estimates of the work.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.